



For Sale



670 W. Hubbard, Chicago

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The information contained herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without warranty as to accuracy by Ann Anovitz Associates.

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

Upon submittal of your acceptance as indicated below, the property information for 670 W. Hubbard Street will be forwarded for your review. By your acceptance, you agree the contents and all subsequent related property information (the "Confidential Information") are of a permanent confidential nature (public record notwithstanding). Furthermore, you agree you are accepting the Confidential Information solely for the purpose of evaluating the subject property for possible acquisition and that use of said Confidential Information by you (for other purposes) or release to unauthorized parties could damage the Owner's business. The Confidential Information supplied under the terms of the agreement do not imply or represent all the due diligence information that may be required by a prospective purchaser. Upon entering into a fully executed Purchase and Sale Agreement, you shall be given full access to Owner's evaluation materials as required under the Purchase and Sale Agreement. The Confidential Information supplied by Owner or ANN ANOVITZ ASSOCIATES ("AAA") is not to be photocopied, duplicated, or made available to persons not receiving copies directly from Owner or AAA. Furthermore, the information described herein is not to be shared, made known, divulged or otherwise discussed with any other party or prospect without prior written permission of AAA. Provided, however, that Confidential Information supplied by Owner or AAA may be delivered to persons or entities for the purpose of giving you advice with respect to the property or a proposed purchase. Such advising parties shall be informed (by you) of the confidential nature of the information.

AAA has compiled the information contained within the Offering Memorandum for 670 W. Hubbard Street from sources deemed to be reliable, including the information from the Owner, public sources, consultants and other parties. However, such information has not been verified independently. In addition to the foregoing, you acknowledge and agree that Owner and AAA does not warrant or represent the accuracy or completeness of the information contained within the Offering Memorandum or subsequent materials that may be requested by you and supplied by Owner or AAA. Furthermore, the Offering Memorandum is subject to modification, updates, errors and omissions and may or may not represent changes in condition of the property or its operation. If, after review of the information contained herein, you have no further interest in the property, please notify AAA of such and return the property information and related materials to AAA.

If the Offering Memorandum contains financial projections pertaining to future performance, such projections are made for reference purposes only and should not be construed as a representation or warranty of future performance. All financial projections and assumptions were made and based on information available at the time of publication and should not be considered a recommendation, endorsement or advice as to the profitability or value of the property. Each potential purchaser is directed to rely solely upon its due diligence, property evaluations, third party investigations and investment criteria.

You acknowledge and agree that AAA is agent of the Owner and represents the interests of the Owner. If you are a broker, have retained a broker, or you will do so during the course of your investigation and acquisition, you acknowledge and agree that the total compensation due from the Owner to you or your agent shall be limited to 1% of the sales price and any additional compensation shall be at your or purchasers sole cost and expense.

Reviewing parties shall not directly contact the Owner, the property, its manager or management company or the franchise licensor. All inquiries, requests for information, property visits, and arrangements for



technical inspections of the property should be directed to Aaron Anovitz at 312-372-3224 or aaron@anovitz.com.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2016

Purchaser

Signature _____

Name _____

Title _____

Company _____

Address _____

Phone _____

Fax _____

Email _____

Broker

Signature _____

Name _____

Title _____

Company _____

Address _____

Phone _____

Fax _____

Email _____

